



# Lake Heather Oaks

## Community Newsletter

Quarter 4 – 2024

### A Message from our President

Our neighborhood and the greater Tampa Bay area has been through a lot in the last month. I am so proud of how our community banded together and helped each other. I saw neighbors sharing food and water when we did not have power, I saw neighbors coming together to help clear debris, I saw neighbors helping repair storm damage, I saw neighbors giving each other rides out of the flooded streets and I saw an enormous amount of care and concern for one another. This is what continues to make the LHO community special.

We are still all experiencing side effects from the storm, so I urge us all to be patient while we get back to 'normal.' It may take a while for storm debris to be cleared and structural repairs to be fixed. Please use the Hillsborough County resources available for things such as: storm debris pick up schedule, storm debris drop off locations, sidewalk repair, pothole repair, etc. These types of requests do not need to go through the Board. You can find links to the most requested services at [hcfl.gov](https://www.hcfl.gov).

There are quite a few things coming up to be excited about. Please read the articles in this newsletter that highlight the new playground structure and upcoming holiday events.

As always, I encourage all homeowners to attend our monthly Board meetings. The meeting details can be found on our website [lakeheatheroaks.org](https://lakeheatheroaks.org).

Sarah Riordan

### LHO Community Events

*Santa Claus*  
IS COMING  
TO LHO  
DECEMBER 21

From 5:30 -7:00 pm Santa and his crew will ride through LHO to spread their Christmas cheer.

At 7:00 pm LHO will host a movie in the park, complete with popcorn and hot chocolate!

JOIN US FOR A  
NOON YEAR'S EVE  
**2025**  
PARTY

BARNES PARK

DECEMBER 31, 2024  
10:00 AM - 12:30 PM

STREAMERS AND SNACKS  
GLITTER TATOOS  
BALLOON TWISTING  
BOUNCE HOUSE

### Want to reserve the park?

If you have an event coming up and would like to reserve Barnes Park for your own event, please send an email with all the pertinent details to [LakeHeatherOaksHOA@gmail.com](mailto:LakeHeatherOaksHOA@gmail.com).

## LHO Board of Directors

- Sarah Riordan, President
- Vince Cesario, Jr., Vice President
- Kevin Wilkins, Treasurer
- Jessica Perez, Secretary
- Courtney Cardisco, Social Committee Chair
- Mardee Powers, ARC Chair
- Sherrie Elgar, Landscape & Maint Committee Chair
- Justin Ramedia, Park Committee Chair
- Charlene Varian, Communications Committee Chair

The next LHO Board meeting is November 20, 2024, at 7:00 p.m. Join us at the Northdale Recreation Center – 15550 Spring Pine Drive.

### Contact us!

For more information, email [lakeheatheroakshoa@gmail.com](mailto:lakeheatheroakshoa@gmail.com)

## Please clean up after your pets

It's the law, but it's also just the neighborly thing to do.

Besides, pet waste can contain harmful bacteria, parasites, and viruses that can make people, especially kids, very sick.

Some diseases that can be found in dog poop include salmonella, E. coli, and roundworms.

As it decomposes, pet waste releases nutrients that can cause algae blooms and the growth of weeds disruptive to local ecosystems.

It also contaminates waterways causing serious illness to pets, people, and local wildlife.

## Deed Restriction Recommitment

The results of the Deed Restriction Refresh and Recommitment ballot initiative have officially been recorded with the State. With the passage of [Amendment 1](#) – combining the two sets of deed restrictions for Unit 1 (Lakestone) and Units 2 & 3 (Valley) – and we now have one set of covenants.

[Amendment 10](#) – restrictions on subdivision lots relative to sidewalks - also passed.

[Amendment 5](#) – restrictions on subdivision lots relative to nuisances prohibited – passed for Units 2 & 3 but failed for Unit 1. This resulted in two different paragraphs for this section. Lakestone will abide by the original restriction - residences or structures on a lot cannot be used for commercial or business purposes. Valley will abide by the updated restriction – business can be conducted as long as it is not apparent by sight, sound, or smell; conforms to zoning restrictions; does not involve door-to-door sales; and is consistent with the residential character of LHO.

Any future amendments to this section will require separate votes from Unit 1 and Units 2 & 3, unless and until both sections adopt the same restriction. For all other sections of the covenants the community will vote as one unit. To review the updated Deed Restrictions, please visit [Lakeheatheroaks.org](http://Lakeheatheroaks.org), click on **Regulatory**. The document is listed under **Deed Restrictions**.

**Reminder:** If you plan to make any exterior home improvements, please complete an *Exterior Improvement Request Form* **before** beginning a project. This includes all improvements that are visible to neighbors, including painting. The approved LHO paint color palette can be found on the Sherwin Williams website - <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/tampa/fl/lake-heather-oaks/>. The *Exterior Improvement Request Form* can be found on the LHO Website, or you can scan the QR code on the right.

**Exception:** If you are replacing items (fences, shutters, windows, etc.) damaged during hurricane Milton with the same materials, color, etc., you do not need submit an Exterior Improvement Request Form. If you have questions or need clarification on any ARC matter, please email [LakeHeatherOaksACC@gmail.com](mailto:LakeHeatherOaksACC@gmail.com).

## Budget Bits – October 23, 2024

by: Kevin Wilkins, Treasurer

### Balance on Hand

Checking Account:	\$28,048.71
Park Donations:	\$15,472.69
Reserve Acct/ CD:	\$25,000.00
<b>Total:</b>	<b>\$68,521.40</b>
Reserve Account:	\$14,696.13
<b>Total:</b>	<b>\$83,217.53</b>

### INCOME

Category	2024 Budget	Actual to Date	Notes
<b>Checking Account</b>			
Prior Year Carryover	\$8,325.98	\$8,876.03	1
50100 Dues	\$66,528.00	\$66,609.02	2
50500 Estoppel fees	\$1,000.00	\$1,950.00	
Miscellaneous		\$0.50	
Total Checking Acct:	\$75,853.98	\$77,435.55	
Reserve Acct Interest:	\$23.00	\$9.40	
	\$75,876.98	\$77,444.95	

### EXPENSE

Category	2024 Budget	Actual to Date
61000 Electric	\$2,900.00	(\$2,900.38)
61100 Water	\$400.00	(\$374.45)
62100 Grounds	\$35,880.00	(\$22,950.00)
62200 Common Areas	\$4,000.00	(\$5,244.98)
66100 Admin	\$4,500.00	(\$2,056.87)
67300 Legal	\$7,000.00	(\$4,186.50)
68000 Insurance	\$8,400.00	(\$9,663.38)
69000 Social	\$9,000.00	(\$1,910.28)
69100 Special	\$796.98	(\$100.00)
69999 Reserve Add.	\$3,000.00	
<b>Total:</b>	<b>\$75,876.98</b>	<b>(\$49,386.84)</b>

1 - Not including 2024 dues paid in 2023

2 - Including 2024 dues paid in 2023



# Coyotes Sighted in LHO

Kevin Wilkins, 11/1/2024

Coyotes have been sighted recently in the TECO easement near Vallely (mid-afternoon) and near the Rolling Rock culvert, by Bellwood Manor (well before sunrise). They have also been seen and heard in the conservation area between Bellwood Manor & the Rolling Rock cul-de-sac & Lake Charles Circle. They are particularly a threat to children, cats, and dogs. Last April our 12-year-old outdoor cat, Dobie, disappeared. Later, we found out that a coyote had been seen across the street in the early morning.

## What should you do if approached by a coyote? Or if a coyote approaches a child or pet?

Here are some of the FFWCC answers to these questions:

“Adults should yell loudly and then move toward the coyote. In many cases, an adult who yells and approaches quickly can startle the coyote. That can give the adult a chance to lift the child as quickly as possible. That adult then should be prepared to back away from the coyote while being ready to defend himself, if necessary.”



Source: FWC Website

“Don’t allow your dogs or cats to roam freely. Most coyote attacks on pets occur either at night or in the early evening and early morning hours (that is, dusk and dawn). During those times especially, be careful if you’re going to walk your pet in wooded areas or areas where there are a lot of other plants growing, which could conceal coyotes. Also, keep your dog close and on a short leash that is less than six feet. Keep cats indoors. When cats roam freely their risk of injury from coyotes, domestic dogs, and other threats is greatly increased. “

“Be cautious if you are going to pick up your pet when you see a coyote. Picking up a pet may stop a coyote attack, but it can also lead to a situation in which an aggressive coyote continues to go after that pet while in the arms of a person.”

“A well-maintained fence may assist in keeping coyotes out of yards. If pets are kept in a fenced yard, be sure the fence is at least six feet high to deter coyotes from jumping over it. Also, check the bottom of the fence regularly to make sure there are no holes that would allow coyotes to get underneath. Consider adding an electrified fence if you think additional protection is needed.”

Additional information may be found on the Florida Fish & Wildlife Conservation Commission FAQ page:

<https://myfwc.com/conservation/you-conserve/wildlife/coyotes/faq/>

Coyotes have been seen in every County in Florida and every State except Hawaii. Residents who spot a coyote acting strangely or aggressively should call the Florida Fish and Wildlife Conservation Commission’s Southwest Regional Office at 863-648-3200. See Tampa Bay Times article by Sue Carlton, published in May 2023: *In Tampa Bay, Urban Coyotes are our Neighbors. Can We Coexist?*

[https://www.tampabeacon.com/news/in-tampa-bay-urban-coyotes-are-our-neighbors-can-we-coexist/article\\_beed99a6-e5cf-11ed-a7f5-07902591fd4b.html](https://www.tampabeacon.com/news/in-tampa-bay-urban-coyotes-are-our-neighbors-can-we-coexist/article_beed99a6-e5cf-11ed-a7f5-07902591fd4b.html).

## County Services

- **Lake Heather Oaks Community Resource Officer** - 813-247-0600 or trobbins@teamhcco.com.
- **Permit Services** – 813-272-5600 or visit: [hillsboroughcounty.org/en/government/departments/development/hillsgovhub](https://hillsboroughcounty.org/en/government/departments/development/hillsgovhub)
- **Sidewalks/Roadways** - 813-635-5400 – [hillsboroughcounty.org/en/residents/property-owners-and-renters/roads-and-sidewalks](https://hillsboroughcounty.org/en/residents/property-owners-and-renters/roads-and-sidewalks)
- **Animal Services** – 813-744-5660 – [AnimalControl@HCFLGov.net](mailto:AnimalControl@HCFLGov.net)
- **Reporting Dead Animals** (in roadways or public rights-of-way) - 813-272-5900
- **Mosquito Control** – 813-635-5400 or report online: [service.hillsboroughcounty.org/311/mosquito](https://service.hillsboroughcounty.org/311/mosquito)



## Park Improvement Fundraising Update

Congratulations, LHO! To date nearly \$16,000 has been raised to cover the costs for some much-needed park improvements. And while we have not reached our goal yet, the first addition to the park is coming soon. A new play structure, complete with dueling avalanche slides, a sidewinder slide, monkey bars for both big and small kids, and a rock-climbing wall will be installed in early December. A big thank you to our donors so far, and a huge shout out to Courtney Cardisco for taking on this initiative with such tenacity.

Fundraising is not over – We still need \$7,000 to replace the swing set, and even more to repair the dock. So please consider a donation to the LHO Park Improvement Fund.

Checks can be made payable to Lake Heather Oaks Homeowner's Association, or you can send a donation via Zelle to LHO zelle pmts. Remember to include your name and "Park Donation" on the payment.

Donors will be recognized on a tree mural painted on the pavilion.

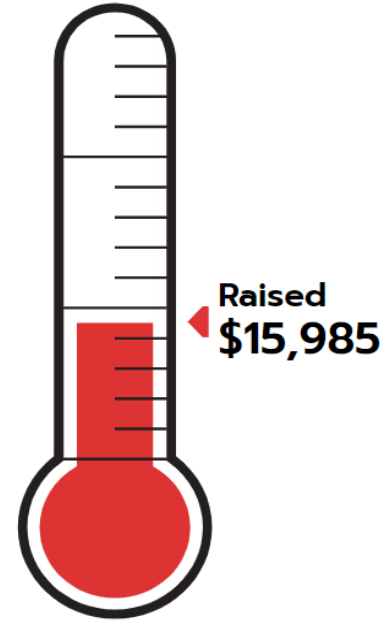
### Donor Levels:

Hope Builder \$5,000	Tree Trunk
Champion \$2,500	Big Limb
Achiever \$1,000	Small Limb
Developer \$500	Big Leaf
Supporter \$250	Small Leaf



## Fundraising Goal

# \$50,000



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- ◆ Fully customizable playsets designed to spark imagination.
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- ◆ Amish-made with meticulous attention to detail.
- ◆ Splinter-free playsets for worry-free fun.
- ◆ A playground that grows with them: Add accessories as they get bigger!

### Play & Give Back!

With every playground installed, a portion of the sale goes right back to your HOA. Bringing play to your community while supporting neighborhood growth!

● [www.theplaygroundpro.net](http://www.theplaygroundpro.net)

☎ (813) 260-9107

✉ [Jennifer@theplaygroundpro.net](mailto:Jennifer@theplaygroundpro.net)

SCAN ME FOR A  
SPECIAL DISCOUNT





# YES - I want to donate to the Park Improvement Initiative!

Donors will be recognized on a tree mural that will be painted on the park pavilion.

## PLEASE SELECT CONTRIBUTION LEVEL:

- Supporter \$ 250 small leaf
- Developer \$ 500 big leaf
- Achiever \$1,000 small limb
- Champion \$2,500 big limb
- Hope Builder \$5,000 tree trunk

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Make checks payable to Lake Heather Oaks HOA and drop your donation off at 16706 Rolling Rock. Or pay by Zelle - Nickname: LHO zelle pmts - Email: kevinwilkinslho@tampabay.rr.com. Be sure to include "Park Donation" in the description.



To our new neighbors:

Jennifer Ward – Ormandy  
Sean and Elana Whalen – Plum Rose

# Welcome to Lake Heather Oaks!

We're thrilled you are here and we hope to see you  
around the neighborhood!

# Community classified ads



## Tracy Wisneski

Realtor® RE/MAX Champions

Realtor® since 2005.

Digital marketing specialist.

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Fluent in English y Español.



Call or text #813-453-5273

**Get a FREE, instant home value estimate:**  
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\$2000 off seller's commission for fellow LHO Residents



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- Efficient
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## SPORTS FUN!

Not sure how to celebrate your kid's big day? Sports Fun Events can help! If your child is between 3-13, Sports Fun Events will supply a coach to meet you at the park and entertain your party guests. Activities include games, relay races, tug of war, dodge ball, and much more. Each birthday party is specifically designed to fit your child's sports interests.

Visit Sports Fun Events at [www.sports-fun.com](http://www.sports-fun.com) or call Leigh Dawson at 813-245-5069.

## Elite Pressure Washing, LLC

Col 3:23



**Dave Young**  
Owner

T: 813-508-0505

[elitepressurewashingtpa@gmail.com](mailto:elitepressurewashingtpa@gmail.com)

[elitepressurewashingtpa.com](http://elitepressurewashingtpa.com)

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[www.ResurgenceTampaBay.com](http://www.ResurgenceTampaBay.com)



## Daddy Daughter Dog Walkers

Is your dog at home alone all day?

Are you busy working from home?

Are you going on vacation?

We are your dog walking neighbors (Mark & Emma) on Valley Dr and we're here to help you keep your pet happy and healthy!

Please call (813) 359-9329 to schedule or for more information.

\$10 for a 15 minute walk

\$15 for a 30 minute walk/play session

\$5 extra for each additional dog

Other pet care services available upon request

Big or small we'll walk them all!





[vianca@carrollwoodcharcuterie.com](mailto:vianca@carrollwoodcharcuterie.com)

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